

## **Name of Segment: Riverside Parkway (#9)**

**Segment Location:** Ashburn Village Boulevard to Lexington Drive

**Category:** Missing Link

**Updated  
Estimated Cost:** \$3,750,000

**Funding Options:** The County's Adopted FY 2015 Fiscal Plan provides \$3.75M for design and construction of this portion of Riverside Parkway.

### **Summary**

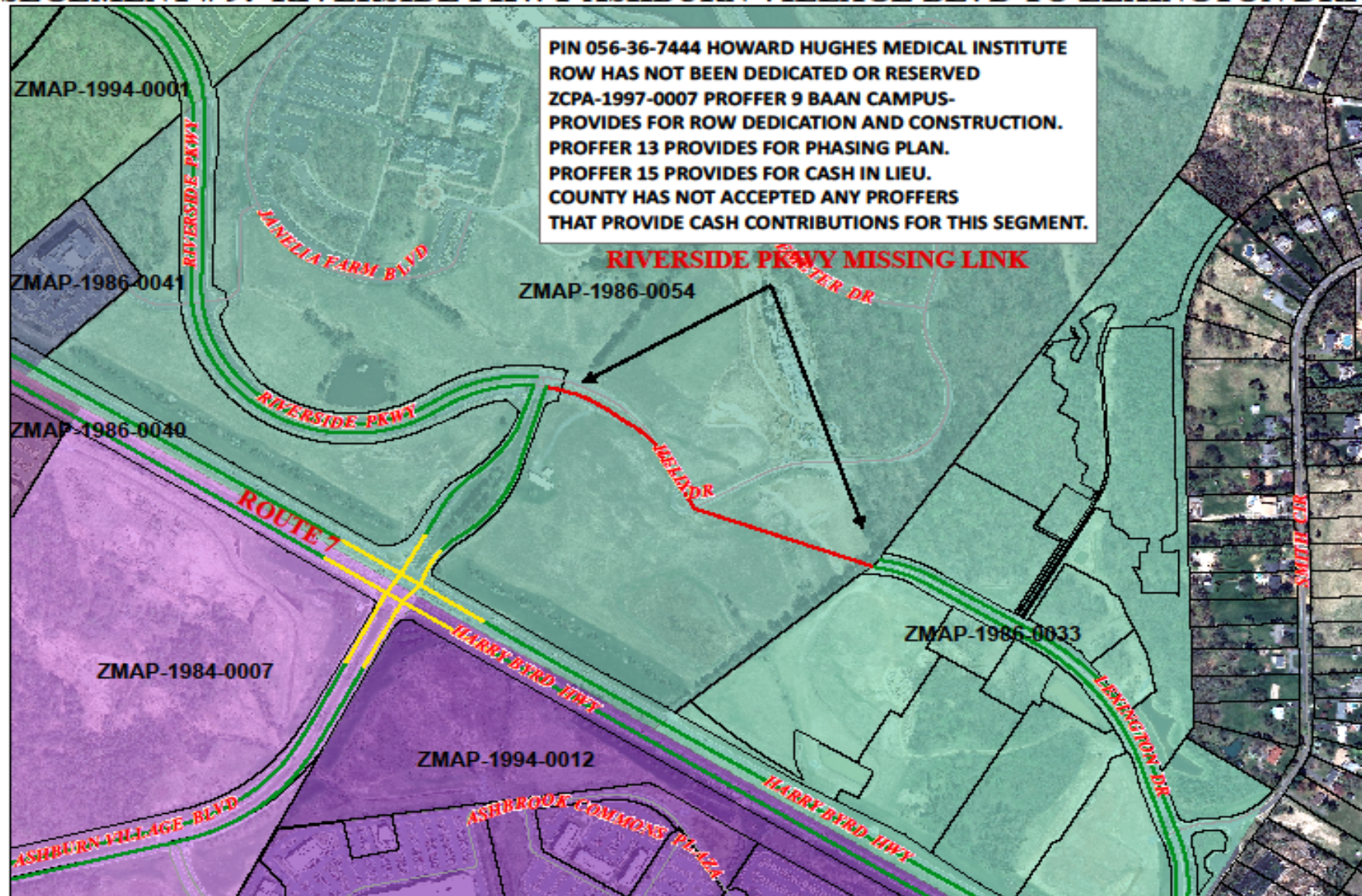
**Right-of-Way:** Proffers associated with the Janelia Farm zoning concept plan amendment provide for dedication of the required right-of-way; however, dedication has not taken place at this time.

**Construction:** Construction plans were previously developed by Meladon Park LLC during initial development of their property. The County is seeking to obtain the right to use those plans in order to construct this missing link. If the County cannot obtain the previously approved plans, it will have a plan set designed.

**Funding Sources:** During the March 20, 2014 budget work session, the Board of Supervisors approved the allocation of \$3.75M from FY13 fund balance to pay for the design and construction of this portion of Riverside Parkway.

**Current Status:** IN PROGRESS: The County and a representative for Meladon Park LLC are negotiating the terms to obtain the rights to the construction plans that were prepared for this portion of Riverside Parkway.

## SEGEMENT # 9: RIVERSIDE PKWY-ASHBURN VILLAGE BLVD TO LEXINGTON DRIVE



— Bottleneck    — Centerline  
— Completed     Parcel Boundary  
— Missing Link

## Proffer/Conditions Analysis

### ROW Status:

**PIN #056-36-7444, Howard Hughes Medical Institute** (property owner for entire segment)

Right-of-way has not been dedicated or reserved.

### Proffer Information – Construction and Cash in Lieu:

Baan Campus at Janelia Farm, ZCPA 1997-0007, Proffer 9 provides for the dedication of on-site right of way for the construction of Riverside Parkway.

9. **Dedication of Janelia Farm Boulevard And Riverside Parkway.**  
*Concurrent with the approval of the first zoning permit in the development of Phase 2, and in accordance with the terms of Proffer 13, the Owner shall dedicate, if it has not already been dedicated, the right of way and improvements to Janelia Farm Boulevard as described in Proffer 7, above. In addition, the Owner shall dedicate the necessary on-site right of way to provide for the construction of Riverside Parkway as shown on Exhibit B.*

Exhibit B depicts Riverside Parkway, with a 120' ROW, traversing the southern portion of the property from Lansdowne and extending northeastward to a connection with Brockett & Brockett. On June 15, 2010, the Board of Supervisors adopted the 2010 Revised Countywide Transportation Plan (CTP), which revised the alignment of Riverside Parkway, relocating it to a more southerly route through the Howard Hughes Medical Institute property.

Baan Campus at Janelia Farm Proffer 13 provides for the Phasing Plan which is tied to the completion of various transportation improvements. The Phase 1 improvements have been completed and Phase 2 has been fulfilled by the construction of Riverside Parkway as a four lane divided roadway from the Property entrance to Route 7 to Lansdowne. The Phase 3 improvements, which are required prior to issuance of zoning permits resulting in development of over 1,150,000 square feet (or such larger amount as may be approved in Phase 2), include the selection of another one of the improvement options listed in Phase 2, and the completion of the grade separated interchange at Route 7 and Ashburn Village Boulevard. The remaining Phase 2 transportation improvement options are constructing or bonding for construction of Riverside Parkway from the Route 7 Property entrance eastward to University Center (Option 2) and four-lane divided roadway connection from the Route 7 Property entrance to Potomac Farms Business Park (Option 3).

A proffer determination issued on January 24, 2011 (ZCOR-2010-0314) found that the Baan Campus at Janelia Farm proffer requirement to dedicate the remaining segment of Riverside Parkway may be fulfilled by dedicating the 120 foot right-of-way needed to construct Lexington Drive Extended/Riverside Parkway which is alignment shown on the 2010 CTP. Construction of this road as a four-lane divided roadway connection from the intersection of Riverside Parkway and Janelia Farm Boulevard to Potomac Farms Business Park will satisfy a portion of the Phase 3 transportation proffers.

The owner of the adjacent development, Lexington Seven, designed the extension of Lexington Drive westward from its current terminus to Riverside Parkway. The construction plans for Lexington 7, Lexington Drive Extension, CPAP 2010-0080, was approved on February 10, 2012. The two year bond amount is \$1,580,000. A bond has not been posted for this road improvement.

Baan Campus at Janelia Farm Proffer 15 provides for cash in lieu contribution if any of the proffered road improvements are performed by others.

*15. **Cash In Lieu Payments.** In the event that any one or more of the individual public roadway improvements, or traffic signals, proffered by the Owner herein is substantially performed by others prior to bonding for such construction by the Owner, then the actual paid and reasonable construction costs of such individual improvements is required to be provided by the Owner pursuant to this Proffer Statement. Such contribution shall be made by the Owner, and shall be placed in a fund established by the County for the provision of transportation improvements in the immediate vicinity of the Property, or if the County is a party to an applicable pro-rata reimbursement agreement, then to be paid pursuant to such agreement. For purposes of this proffer, immediate vicinity shall be deemed to mean within one mile of the Property. Such contributions in lieu of actual construction shall occur at the time specified in the applicable proffer for bonding or construction. The amount of said contributions shall be increased on a yearly basis starting from the time the improvement is bonded and changing annually thereafter based on the corresponding increase in the CPI until such contribution has been paid. No such contribution shall be made pursuant to these Proffers in the event that the proffered improvements are constructed as part of a private contract between the Owner and other parties.*

**Proffer Information – Cash Contributions:**

The County has not accepted any proffers that provide cash contributions for this road segment.

**Disclaimer:**

This document is not intended to be and shall not be deemed to be an official order, requirement, decision or determination made by or on behalf of the Zoning Administrator. Information contained within this document is based upon data available at the time the report was initiated, and may be subject to change.